

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, NCWBP SUB 2 LLC and Purvis Industries, LTD. are the owners of a 15.512 acre tract of land situated in the David Odum Survey, Abstract No. 1184, Tarrant County, Texas; said tract being part of Lots 1 and 2 and all of Lot 3, Block 1, Northern Crossing West, an addition to the City of Fort Worth, Texas, according to the plat recorded in Cabinet A, Slide 10087 of the Plat Records of Tarrant County, Texas; said tract also being all of that tract of land described as Tract 2 in the Special Warranty Deed with Vendor's Lien to Jackson-Shaw/Parc North Limited Partnership recorded in Instrument No. D214272191, all of that tract of land described as Tract 2 in the Special Warranty Deed with Vendor's Lien to Jackson-Shaw/Parc North Phase II Limited Partnership recorded in Instrument No. D214272193 and all of Special Warranty Deed to Purvis Industries, LTD. recorded in Instrument No. D214081499 all of the Official Public Records of Tarrant County, Texas;

BEGINNING, at an aluminum disk stamped "TxDOT" found in the south line of said Block 1; said point being the east end of a corner clip at the intersection of the north right-of-way line Melody Hills Drive (a 30-foot wide right-of-way) and the east right-of-way line of Interstate Highway No. 35W (a variable width right of way);

THENCE, North 41 degrees, 50 minutes, 18 seconds West, along said corner clip and departing the said south line of Block 1, a distance of 57.86 feet to an aluminum disk stamped "TxDOT" found for corner at the west end of said corner clip in the said east line of Interstate Highway No. 35W;

THENCE, North 03 degrees, 35 minutes, 16 seconds East, along the said east line of Interstate Highway No. 35-W, a distance of 731.83 feet to a point for corner; from said point an aluminum disk stamped "TxDOT" found bears North 54 degrees, 04 minutes West, a distance of 0.8 feet; said point being the west end of a corner clip at the intersection of the said east line of Interstate Highway No. 35W and the south right-of-way line of Northern Crossing Boulevard (a 100-foot wide right-of-way);

THENCE, North 61 degrees, 20 minutes, 51 seconds East, along said corner clip, a distance of 37.10 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the north line of said Block 1; said point being the east end of said corner clip;

THENCE, along the said south line of Northern Cross Boulevard and the north line of said Block 1, the following three (3) calls:

South 73 degrees, 38 minutes, 59 seconds East, a distance of 2.86 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the beginning of a tangent curve to the left;

In a easterly direction, along said curve to the left, having a central angle of 11 degrees, 57 minutes, 21 seconds, a radius of 1,300.00 feet, a chord bearing and distance of South 79 degrees, 37 minutes, 40 seconds East, 270.78 feet; an arc distance of 271.27 feet to a 5/8-inch iron rod with "Carter & Burgess" cap found at the end of said curve;

South 85 degrees, 36 minutes, 20 seconds East, a distance of 605.17 feet to a 5/8-inch iron rod with "Carter & Burgess" cap found at the intersection of the said south line of Northern Cross Boulevard and the west right-of-way line of North Sylvania Avenue (an 80-foot wide right-of-way); said point being the northeast corner of said Block 1;

THENCE, along the said west line of North Sylvania Avenue and the east line of said Block 1, the following three (3) calls:

South 03 degrees, 41 minutes, 47 seconds West, a distance of 66.69 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap found at the beginning of a tangent curve to the left;

In a southerly direction, along said curve to the left, having a central angle of 03 degrees, 38 minutes, 33 seconds, a radius of 1,090.00 feet, a chord bearing and distance of South 01 degrees, 52 minutes, 30 seconds West, 69.28 feet; an arc distance of 69.30 feet to a 5/8-inch iron rod with "Carter & Burgess" cap found at the end of said curve;

South 00 degrees, 03 minutes, 13 seconds West, a distance of 555.66 feet to a PK nail with "Pacheco Koch" washer found in the said north line of Melody Hills Drive; said point being the southeast corner of said Block 1;

THENCE, South 89 degrees, 45 minutes, 07 seconds West, along the said north line of Melody Hills Drive and the south line of Block 1, a distance of 905.16 feet to the POINT OF BEGINNING;

CONTAINING: 675,714 square feet or 15.512 acres of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, Purvis Industries, LTD., Jackson-Shaw/Parc North Limited Partnership and Jackson-Shaw/Parc North Phase II Limited Partnership does hereby adopt this plat as **LOTS 1R & 2R, BLOCK 1, NORTHERN CROSSING WEST**, an addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this the 26th day of October, 2015.

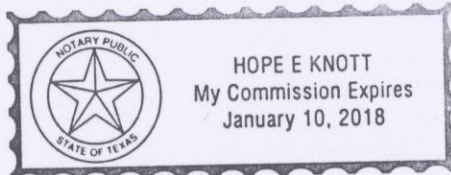
Jackson-Shaw/Parc North Limited Partnership and Jackson-Shaw/Parc North Phase II Limited Partnership

By: John Stone
Name: John Stone
Title: Vice President

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared John Stone, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26th day of Oct, 2015.

Hope E. Knott
Notary Public in and for the State of Texas
My Commission Expires: Jan 10, 2016



Executed this the 26th day of October, 2015.

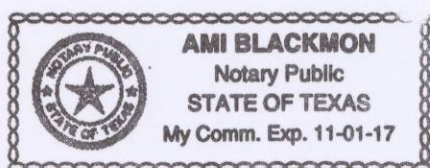
Purvis Industries, LTD.

By: Robert W. Purvis
Name: Robert W. Purvis
Title: President

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Robert W. Purvis known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 26th day of October, 2015.

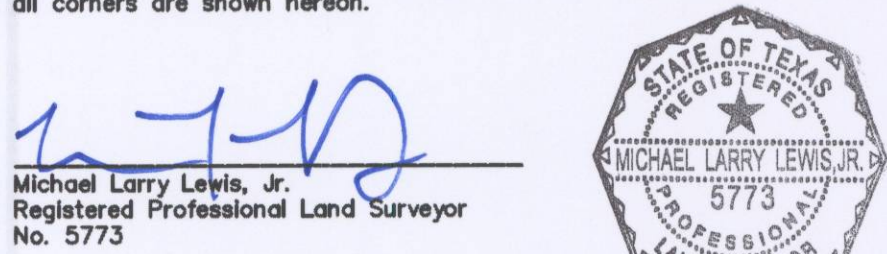
Ami Blackmon
Notary Public in and for the State of Texas
My Commission Expires: 11-01-17



SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

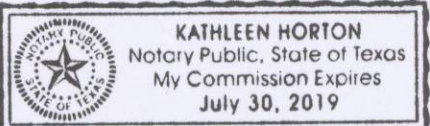
I, Michael Larry Lewis, Jr., Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on October 28, 2015, and that all corners are shown hereon.



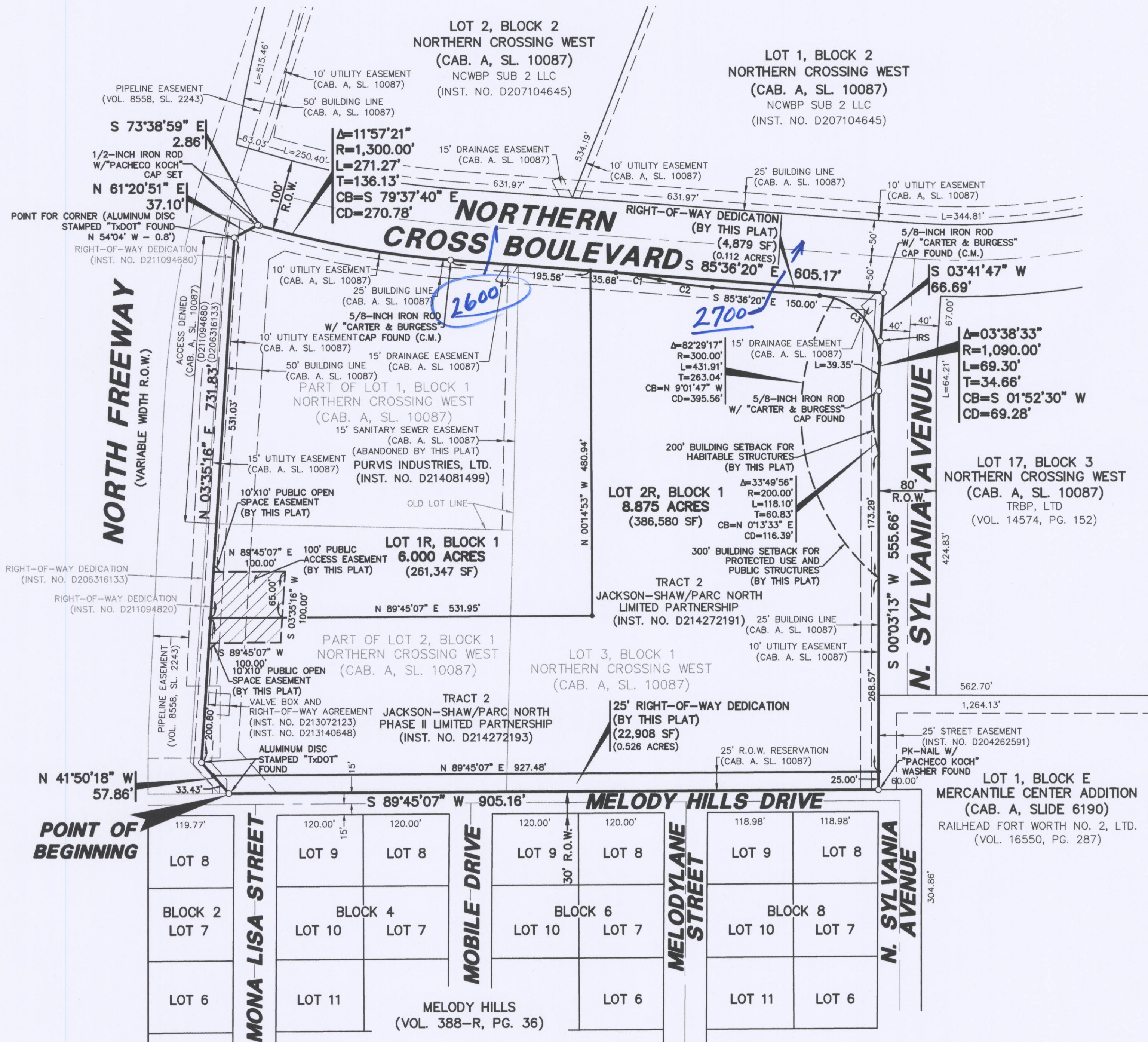
BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Larry Lewis, Jr., known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said Michael Larry Lewis, Jr. and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 28th day of October, 2015.

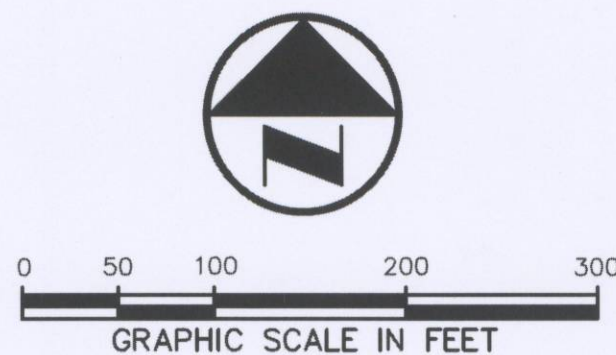
Michael Larry Lewis, Jr.
Notary Public in and for the State of Texas
My Commission Expires: July 30, 2019



AREA TABLE			
LOT 1R	6.000 ACRES	261,347 SF	
LOT 2R	8.875 ACRES	386,580 SF	
NET AREA	14.875 ACRES	647,927 SF	
R.O.W. DEDICATION	0.638 ACRES	27,787 SF	
GROSS AREA	15.512 ACRES	675,714 SF	

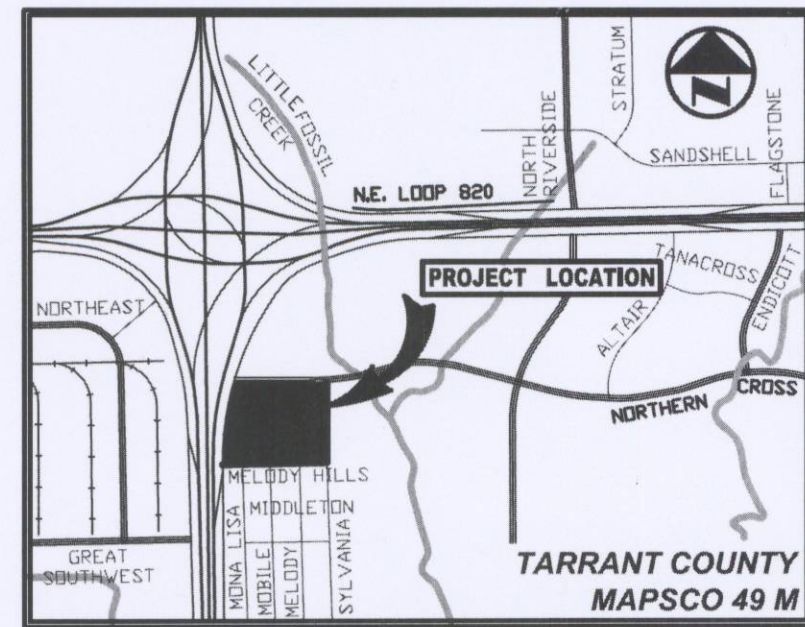


CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	03°32'48"	990.00'	61.28'	30.65'	S 80°21'27" E	61.27'
C2	07°01'18"	610.00'	74.76'	37.43'	S 82°05'41" E	74.71'
C3	87°43'41"	90.00'	137.80'	86.50'	S 41°44'30" E	124.73'



LEGEND

PROPERTY LINE
EASEMENT LINE
SETBACK LINE
CONTROLLING MONUMENT
(C.M.)
CENTER LINE
IRS
1/2-INCH IRON ROD W/
"PACHECO KOCH" CAP SET



VICINITY MAP
(NOT TO SCALE)

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon schedule I of the current impact fee ordinance. The amount to be collected is determined under Schedule II of said ordinance, and becomes effective on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

Utility Easements

Any public franchised utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks and paving improvements; and approval is obtained from the City of Fort Worth.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate.) If the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this application, based upon Schedule I of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance, and is due on the date a building permit is issued.

Covenants or restrictions are Un-altered

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

Pressure Reducing Valves Required

Pressure reducing valves will be required if water pressure exceeds 80 P.S.I.

Parkway Permit

Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Private Maintenance

The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, open spaces and drainage facilities, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Industrial Access

Direct access from industrial/manufacturing driveways onto Melody Hills Drive is prohibited.

NOTES

1. Bearing system for this survey is based on a bearing of South 26 degrees, 31 minutes, 52 seconds West, for the east line of Lot 12R, Block 2, Northern Crossing West, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Cabinet A, Page 12471, Plat Records, Tarrant County, Texas.

2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0185K, Community-Panel No. 480596 0185 K, Effective Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. Relevant zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

FS14-085

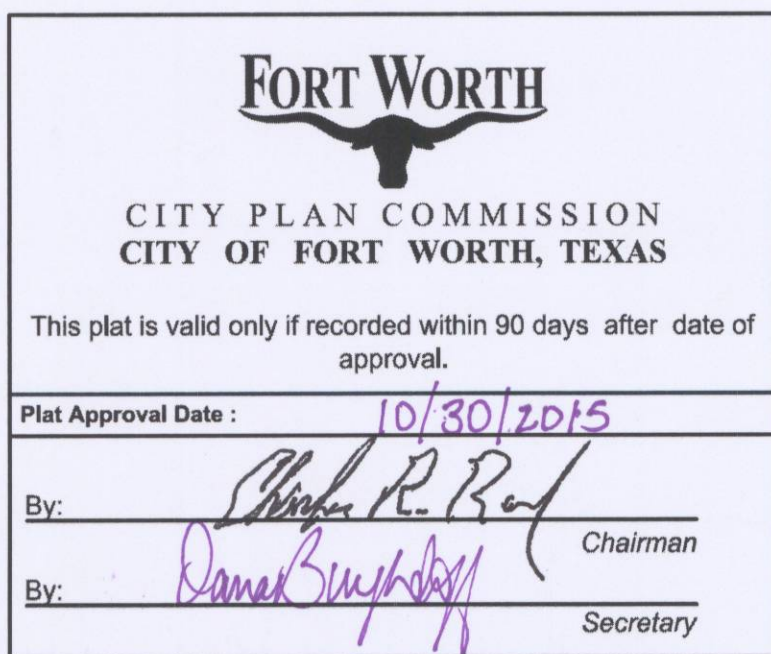
FINAL PLAT
LOTS 1R & 2R, BLOCK 1
NORTHERN CROSSING WEST

BEING A REPLAT OF LOTS 1-3, BLOCK 1
NORTHERN CROSSING WEST
LOCATED IN THE CITY OF FORT WORTH, TEXAS
AND BEING OUT OF THE
DAVID ODUM SURVEY, ABSTRACT NO. 1184
TARRANT COUNTY, TEXAS



DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
PMO	MCB/MLL	1"=100'	APRIL 2014	2406-14.047

DWG FILE: 2406-14.047RWP.DWG



D215246602
10/30/15

SURVEYOR:
PACHECO KOCH, LLC
ADDRESS: 6100 WESTERN PLACE, SUITE 1001
FORT WORTH, TEXAS 76107
PHONE: 817-412-7155
CONTACT: MICHAEL L. LEWIS, JR.

OWNER:
JACKSON-SHAW COMPANY
ADDRESS: 4890 Alpha Road, Suite 100
DALLAS, TX 75244
CONTACT: JASON A. NUNLEY



LOT 1R & 2R, BLOCK 1
NORTHERN CROSSING WEST
FILE CASE NO.: FS-014-085
REF. CASE NO.: FP-003-082

OWNER:
PURVIS INDUSTRIES, LTD.
ADDRESS: 10500 N. STEMMONS FREEWAY
DALLAS, TX 75220
CONTACT: ROBERT W. PURVIS